

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, December 3, 2004, 1:30 p.m., Conference Room No. 206, Second Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes of the regular meeting held October 21, 2004. Motion for approval requested by McKee, seconded by Helwig. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

The opportunity was given for persons with limited time of with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY BOB HAMPTON AND FERNANDO PAGES FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION ON THE SITE AT 727 "R" STREET IN AND ADJACENT TO THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: December 3, 2004

Members present:

Fernando Pages stated that the project has evolved. They changed architects and went with Clark Enersen Partners.

Jeff Cole presented a slide show of the building. They felt the initial concept for the building was a nice concept, it just needed some refining. They looked at the floor plans. There were some issues that needed changed along with specifics of the underground parking and ground level parking. They looked at the history of the buildings in the area. The old Lincoln Hotel formerly on 9th and "P" St. was an inspiration. The new building design has bay windows and larger balcony space. Mr. Cole discussed specific design elements of the building.

Helwig sees this as more of a housing concept, where before it was more of a warehouse feel. Mr. Cole replied that a lot of it came from re-designing the interior.

Mr. Pages stated that as they started advertising their new building, they got many calls from interested parties. Their demographic turned out to be different from what they thought it would be.

ACTION:

December 3, 2004

Francis moved approval, seconded by Walker.

Berggren mentioned that in all the presentations he has seen, there is typically the northwest corner. The building will mostly be seen from the south. One of the things that the previous architect was doing, was emulating some of the style that is there now. He would think there would be some way to mark the fact that the style of the previous building existed. Perhaps the rooftop can reflect what used to be on this site.

Mr. Cole noted that they did some preliminary investigation on the interior elements and if they could be re-used. There was not a lot that could be salvaged. Berggren thinks the applicant has touched on something. It will be a loss to lose such a unique building.

McKee wishes he could be as enthusiastic about this design as he was about the other design.

Ripley recognizes that this is no longer a warehouse district. Housing demand in the Haymarket area is on the rise. He likes the size. He is disappointed that there aren't many multi-story buildings being built anymore. He thinks this will be a nice addition to the area and he likes the concepts.

Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

APPLICATION BY URBAN DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR STREETSCAPE IMPROVEMENTS ON PUBLIC RIGHT-OF-WAY OF N. 8TH ST. AND ADJACENT RIGHTS-OF-WAY FROM "O" ST. TO "F" ST., IN AND ADJACENT TO HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

December 3, 2004

Members present:

Dallas McGee stated that Urban Development has been working with Clark Enersen.

Joanne Kissel appeared. She noted that they have appeared before the Commission before.

Jeffrey Cole presented a slide show of the area. There are many remnants of the past in the Haymarket area. In the past, things have been added on, including the architecture. There is a sense of history that needs to be retained.

Ms. Kissel explained some specifics in relation to the map. Previously, they were talking about 5 foot sidewalks. That is the bare minimum for ADA requirements. They are showing 8 foot sidewalks now.

Dennis Scheer stated that they found the nodes were larger than they initially believed.

Ms. Kissel stated that there is a challenge in front of the Apothecary building. 8 foot sidewalks will take away the truck delivery zone in the middle of the street.

Mr. Cole noted that the nodes will not be designed all the same. Mr. Scheer stated that the existing brick on the corners will be taken up and a sub-pavement put down and the bricks re-installed. Public Works has been against bricks being used to extend the nodes. They will be using new material that is complementary to the old, probably pavers.

Mr. Cole discussed specifics; parking meters, bike racks, benches, and other details.

Ripley questioned an 8 foot sidewalk. He is concerned with ADA requirements, but also the character of the district. 8 feet seems to be overly ample. He does not find the existing sidewalks oppressive. This is a big change and a serious concern for him. Ms. Kissel replied that they had the same concern when they started. 5 feet worked with parallel parking. It does not work with diagonal parking. There is an overhang from the cars.

McKee questioned how parking is being prioritized. Ms. Kissel replied that there is a cry from the businesses for more parking. Ripley does not have any sympathy for business owners that won't utilize the parking garage in the area. Mr. McGee made the same statement at a meeting. Some business owners use the garage, some do not. They need to come together and coordinate their parking.

McKee wondered what the net change in parking is. Ms. Kissel replied that the change in parking is +16 stalls.

Ed Zimmer believes that parking in the most visual part of the Haymarket is being sacrificed for a more pedestrian environment. The majority of new parking is being created in the northern part of the Haymarket area. Perhaps if parking remains full, people will be more inclined to use the parking garage.

Mr. McGee agrees that the Haymarket parking garage is the most under utilized garage in the city. They are looking at trying to implement some programs to make better use of the garage.

McKee thinks the area should be kept as visually close as possible to a commercial area. He wants to see the historic elements kept. He does not want to see the Haymarket turned into South Pointe.

Helwig agrees with Ripley. Trying to shoehorn an 8 foot sidewalk in is too much. Part of the attraction of the Haymarket is the squeeze that is there.

Berggren tends to think the Haymarket is already compromised. There are some instances where we are past the point of no return. He has mixed emotions. 8 feet is a pretty big sidewalk.

Mr. Zimmer stated that 8th Street is unique. 8th Street is a dock street. As soon as you turn on to an east/west street, the sidewalks are almost 20 feet wide. Dock streets are a different environment. Berggren agrees. This is more of an alley than a street.

Mr. Scheer stated that some sidewalks will be closer to 7 feet than 8 feet.

Francis likes it. He thinks it cleans up 8th Street. It can be hard for a pedestrian to navigate on a Friday night.

ACTION:

Mr. Zimmer believes it would be well advised to take action. Urban Development wants feedback from this Commission.

Francis moved approval based upon the presentation, seconded by Berggren.

The Commissioners discussed parking and meters in the area.

Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

DISCUSSION:

Mr. Zimmer presented an application for a National Register nomination of the R.O. Stake House at 145 S. 28th St. This is a George Berlinghof design built during 1919. There is a high degree of integrity of the exterior and the interior.

Berggren moved approval of the nomination, seconded by Walker. Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

There being no further business, the meeting was adjourned 3:22 p.m.